

Planning Commission and Public Comments/Edits Received on Public Draft with Response and Page Number Location for Hearing Draft of Plan Morro Bay

Location	Page In Public Draft of PMB	Page in Hearing Draft of PMB	Commenter	Comment	Edits Made?	Staff Comments/Response
Public Comments at Planning Commission Meetings/submitted for Planning Commission Meetings						
1 general	general	-	Brom Webb	Would like to have an option Park & Exercise Element (Recreation) like City of Pismo Beach	No edits made	Park & Exercise/Recreation Policies are addressed in the Open Space & Community Well-Being (Environmental Justice) Element.
2 general	general	-	Carolyn Frankman	need to demonstrate how the existing LCP is updated, document should be in strikethrough	No edits in response to this comment	Not possible to do in strikethrough dur to extensive re-organization and combining of General Plan and LCP. This is a comprehensive update of the GP/LCP.
3 general	general	-	Frankman	Must prepare an EIR	No edits made	EIR is being prepared, no edits to Draft Plan Morro Bay needed
4 general	general	-	Meredith Bates	Appreciation for the GPAC - good thorough review	No edits made	Noted.
5 general	general	-	Meredith Bates	Boilerplate general plan written by a consultant	No edits made	Noted.
6 general	general	-	Meredith Bates	Wants to be able to compare the 1984 plan with the new plan - strike through. That is needed for transparency in the update process	No edits in response to this comment	Not possible to do in strikethrough dur to extensive re-organization and combining of General Plan and LCP. This is a comprehensive update of the GP/LCP.
7 general	general	-	Mandy Davis	We need thrivability – greater than sustainability	No edits made	Noted.
8 general	general	-	Steve Stevens	Wants to see a more aggressive outreach program. Important that people feel heard.	No edits in response to this comment	City has conducted over 50 outreach meetings/opportunities since the beginning of the project using different formats and occurring at different times. These have included workshops, GPAC meetings, surveys, City Voice, focus groups and public hearings/study sessions.
9 general	general	-	Barbara Doerr	Should update the housing element now if it isn't consistent with the rest of Plan Morro Bay	No edits in response to this comment	Housing element is on a different state mandated cycle. The housing element update began in 2019 and is schedule for completion by the end of 2020.
10 general	general	-	Marla Jo Sadowski	Put a 2015 presentation to the EVC made by Morro Bay City Manager on the overhead projector - showed a photos of TriW property inside the city limits. Thinks that that parcel is the parcel with the future WRF on it.	No edits in response to this comment	The portion of the Tri-W property where the WRF is to be located is currently outside City limits.
11 general	general	-	Betty Winholz	Wants Section 5 Implementation Actions to refer back to each policy they implement	Implementation Actions were included in the elements	Agree. Implementation Actions will be added to policies in each Element as well as in Section 5.
12 general	general	-	Betty Winholz	Is the EIR going to evaluate the next draft of PMB?	No edits in response to this comment	Yes, the EIR will evaluate Plan Morro Bay.
13 general	general	-	Marla Jo Sadowski	Why are we still talking about the draft?	No edits in response to this comment	The draft is still out for review and has not yet been revised
14 general	general	-	Tina Metzger	State who prepared PMB draft on cover or title page	Added to acknowledgements page	
15 general	general	-	Mr. Brom	Mentioned environmental justice disadvantaged communities – Morro Bay may not qualify	No edits in response to this comment	Per CalEnviroScreen 3.0 Morro Bay doesn't have any disadvantaged communities
16 TOC	i	-	Betty Winholz	Will the current Housing Element ultimately be included, just not rewritten at this time; or, will we and the CCC not see the Housing Element at all? As an active community member, <i>I strongly disagree with this statement in two ways:</i> "Plan Morro Bay has been developed through an extensive public outreach and involvement process and following careful analysis by an advisory committee, commissions, City staff, elected officials, and the community. This is Morro Bay's plan for the future. The community takes great pride in this document and is committed to achieving the vision it describes."	No edits in response to this comment	Housing element is on a different state mandated cycle. The housing element update began in 2019 and is schedule for completion by the end of 2020.
17 Introduction	1-1	-	Betty Winholz		See responses below	
Note: broke the above comment up into multiple rows as it addressed multiple pages and was quite lengthy	1-1	-	Betty Winholz	1. The phrase "extensive public outreach" is a <i>gross exaggeration</i> . a.) Community workshops solicited ideas over years, but the community did not know what was being incorporated until the final draft issued in May. b.) This is the first (and only?) public hearing at the planning commission level. Since there have been no public hearings, there has been no meaningful advertising outside of the City's website to the public.	No edits in response to this comment	This is the public draft, not final draft so all of the meetings and hearings with the GPAC and Planning Commission occurring between May and December 2018 have been additional opportunities for input from the public in addition to the opportunity during that same timeframe to submit written input. A notice was sent out with the utility bills in early June to alert residents and property owners to the availability of the public draft Plan Morro Bay.
19	2-2	-	Betty Winholz	c.) Jump to page 2-2 regarding the General Plan Advisory Committee (GPAC). The Committee met fairly consistently, but what was the attendance from the public? According to the Staff Report, even their critique has not been incorporated into the draft.	No edits in response to this comment	The GPAC's input on public draft Plan Morro Bay occurred in May and June of 2018 after the release of this public draft. Their input is being considered by the Planning Commission and will be addressed by revisions to this draft.
20	2-3	-	Betty Winholz	d.) Page 2-3 references 2 workshops designed to address the Downtown Waterfront Specific Plan (DWSP). It ignores the fact that residences emphatically rejected increasing the height limits downtown Staff/consultants persist in including this increase in the document.	No edits in response to this comment	The area where the increase is proposed was reduced. This is also a comment on the zoning code, not Plan Morro Bay.

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21	2-4	-	Betty Winholz	e.) Page 2-4 references an online survey specifically gathering opinions about "opportunity areas" or "planning areas" outside of City limits to which the General Plan is not responsible. The survey did not ask about land use inside City limits, for which the General Plan is responsible.	No edits in response to this comment	The "opportunity areas" portion of the survey were areas inside the existing City limits. Only the four study areas (referred to by commenter as "planning areas" were outside the existing city limits. Portions of those four study areas have been included in public draft Plan Morro Bay on Figure LU-3: Proposed Land Use Diagram
22	2-5	-	Betty Winholz	f.) Note that the Community Survey on page 2-5 is identical to the online survey, again, not related to appropriate General Plan land use. 2. I do not take "pride" in this document. <i>There is no comparison between old and new versions of retained elements</i> (Land Use, Circulation, Noise, Conservation, Open Space). Some elements are difficult to find, i.e. Recreation, Shoreline, and Visual Resources. Maybe the consultants and city staff take pride in this document, but they do not speak for the community.	No edits in response to this comment	See previous comment and response
23	1-1	-	Betty Winholz		No edits in response to this comment	Not possible to do in strikethrough dur to extensive re-organization and combining of General Plan and LCP. This is a comprehensive update of the GP/LCP.
24 Introduction	1-16	-	Betty Winholz	Members of the public have <i>objected to including county land in our official documents for consideration unless in the SOI</i> . The local LAFCO has told me that the designation "planning area" that City staff has for these county lands is made up, i.e. not an official or legal designation. I believe <i>it would be less confusing to eliminate "planning areas" designated in the county from this document</i> . At the point these "planning areas" are put into the SOI, GP amendment can be made. In addition, Morro Bay voters passed initiatives addressing growth and annexation. <i>The following quote contradicts the voters' intent</i> : "Designating them [planning area beyond the city limits] in this way in the General Plan indicates the city's potential future boundary and service area." (page 3-6, Land Use Overview) "Over time, Morro Bay evolved from a trading center to a fishing port, tourist destination, and retirement community." <i>For accuracy, Morro Bay was an artist colony between its trading center period and fishing port period.</i>	No edits in response to this comment	The Planning Areas do not correspond with service areas and do not indicate a future desire to annex. Only properties identified for future Sphere of Influence (SOI) would be ones that the City would look to annex. Planning areas only identify properties that the City has interest in as it relates to development in the County. In addition, the City has an MOA with the County which was adopted in 2007 which already identifies these areas where projects proposed would be routed to the City for comment and is larger than the Planning Areas identified in Plan Morro Bay.
25 Introduction	1-19	-	Betty Winholz		Added	
26 Vision	2-7	-	Betty Winholz	1. The City's number one value, natural environment, <i>does not reflect the City's identity with its urban forest, Tree City USA status, or Bird Sanctuary status. "Natural Environment: Our estuary, shoreline, and open green spaces are sustainably conserved, and our parks and recreation spaces are healthy, resilient, and accessible to all."</i>	No edits in response to this comment	This was already approved as part of the vision and value statement by City Council.
27 Vision	2-7	-	Betty Winholz	2. We have so much more heritage to take advantage of in addition to maritime, <i>that the following statement seems very narrow</i> . "Heritage & Identity: We welcome visitors while maintaining our small-town character and honoring our marine heritage."	No edits in response to this comment	Same as above. This was already approved by City Council.
28 Land Use	general	-	Carol Truesdale	She did a feasibility study of their neighborhoods. 52% of property owners live outside the area. What do we want the future to be like in Morro Bay? Not like Newport Beach or Laguna beach	No edits in response to this comment	Noted.
29 Land Use	general	-	Tina Metzger	What is the reasoning for adding future SOI?	No edits in response to this comment	Scot explained and PC discussed
30 Land Use	general	-	Barbara Doerr	Surprised there are so many policy statements in here regarding favoring short-term vacation rentals	No edits in response to this comment	City will be updating Short Term Vacation Rental policy separate from Plan Morro Bay.
31 Land Use	3-5	3-5	Betty Winholz	First paragraph, <i>does not identify two major pieces of development</i> both in north Morro Bay: the Texaco property and the Jet Fuel Tanks.	Added	
32 Land Use	3-9	3-11	Betty Winholz	Figure LU-2: What is a Coastal Zone Boundary? Future SOI is marked, why isn't the current SOI marked? The map has many errors: Panorama jet fuel tanks are color Public Facility/Public Land, the Religious Facilities on Ironwood are not marked, State Park Beach Campground is colored a Community Park, Morro Dunes RV Park is colored Community Park rather than Visitor Serving, RV parks on Atascadero Road are colored Community Parks, there is no Multi-Family color on Kings nor on Barlow, there are 2 Community Parks colored along Main at Harbor and again at Beach, there are probably other errors.	No edits in response to this comment	This is SLOCOG's map which shows uses in general and is based on the Regional Transportation Map. This map is produced by SLOCOG in association with the Regional Transportation Plan. These are broad categories intended to show existing land uses.
33 Land Use	3-9	3-11	Bill Martony	Figure LU-2: Special area B - Figure LU-2 is wrong about the on-the ground LU	No edits in response to this comment	

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34 Land Use	3-9	3-11	Barbara Doerr	Figure LU-2: Category Public Facility/Public Lands is confusing and too broad. There is a big difference between living next to public lands used/zoned for use as a park or museum, as compared to living near an industrial power plant. To accomplish better compatibility of uses, establish three Public Facility categories: 1) Public Facility with public ownership, and 2) Public Facility with private ownership, and, 3) Public Facility - Industrial. The Morro Bay Power Plant site is privately owned and not publicly owned. The area along the Embarcadero is also not public land. It might be better to call out which lands are government-owned and/or which lands are privately-owned. For example, Power Plant site is privately owned by Dynegy and PG&E and governed by the State.	No edits in response to this comment	This map was prepared by SLOCOG. The categories in this figure were determined by SLOCOG for the whole county and are not tailored to Morro Bay
35 Land Use	3-9	3-11	Barbara Doerr	Figure LU-2 shows Bay Pines RV Park at the corner of Quintana and South Bay Boulevard as an all residential use. However, a portion of the site is an RV Park - a visitor serving use.	No edits in response to this comment	See above comments.
36 Land Use	3-12	3-14	Betty Winholz	Next to the last paragraph <i>describing ESHA is confusing</i> . Add to this the <i>absence of any marking of ESHA Figure LU-3</i> , page 3-17, what happened?	No edits in response to this comment	The change to the map when ESHA overlay is added to the figure will provide clarity to the paragraph.
37 Land Use	3-13 and 17	3-15 and 3-19	Barbara Doerr	Figure LU-3 and Table LU-1: The Morro Heights area is proposed to be increased to a "Moderate Density" residential zone, while the Cloisters (and a few other areas) are proposed to be "Low Density" residential. Why does the plan allow: 1) "attached" homes in Morro Heights, and 2) increased density in Morro Heights? It seems that the land use designations for Morro Heights should be the same as in Cloisters, other areas, and the new areas east of Highway One - Low Density residential. In the Plan, Morro Heights is proposed to be "Moderate Density," which allows "attached single-family" home development. The character of Morro Heights will change in the future by allowing attached dwellings, where today we only allow "detached" single-family homes! This change/increase in density, seems to be totally out of character with Morro Heights, and contrary to past public testimony I have witnessed over the last ten years. As I remember it, residents want to keep the single (detached) family character of Morro Heights, and ensure new development is compatible with existing single-family detached homes (scale and lot size). By making this change to attached housing, the City is guaranteeing larger, incompatible housing in Morro Heights. The following definitions are shown in the "Plan." - "Low Density - Detached single-family homes and some group housing uses. 0-4.0 du/ac" - "Moderate Density - Detached or attached single-family homes and some group housing uses. 4.1-7.0 du/ac" For neighborhood compatibility and to limit the building of excessively large and intrusive homes on small lots in the Morro Heights area, why doesn't the proposed General Plan/LCP include a residential FAR standard or apply a system of <u>required</u> setbacks to force smaller scale and more compatible (and affordable) homes in Morro Heights?	No edits in response to this comment	No increase in density is proposed. The land use is being changed from medium density to moderate density.
38 Land Use	3-17	3-19	Barbara Doerr		No edits in response to this comment	GPAC and PC did not support FAR. The adopted Residential Design Guidelines deals with issues of bulk, mass, and scale. The Zoning Code does have required setbacks for this neighborhood.
39 Land Use	3-17	3-19	Marla Jo Sadowski	Figure LU-3: wants ESHA back on this map. It is an environmental justice issue.	Figure was revised	ESHA has been placed on the map
40 Land Use	3-17	3-19	Bill Martony	Figure LU-3: ESHA that is marked in the bay should remain on the map. Wants 1997 ESHAs back on the map	Figure was revised	ESHA has been placed on the map
41 Land Use	3-17	3-19	Bill Martony	Figure LU-3: The zoning of the water in the bay is not what it should be. It was in the past Harbor and it should be still	Figure was revised	This will be addressed with the Zoning map.
42 Land Use	3-17	3-19	Bill Martony	Figure LU-3: Not all the water leases are shown on this map		The purpose of the map is not intended to show water leases.
43 Land Use	3-17	3-19	Barbara Doerr	Figure LU-3: Northwest corner of Quintana and S. Bay Blvd - The proposed new use the NW corner of this intersection is "District Commercial." Current zoning/land use is "Cultural Facility/Religious Facility/Event Center" and appears to be a more appropriate use for the primary entrance to Morro Bay State Park, and the southern entrance to the City of Morro Bay. Please consider requiring that any development at this corner be developed with a design that is compatible with or complementary to Morro Bay State Park. Reasons not to rezone this corner (Quintana @ South Bay) to commercial can be found in the General Plan. Figure C-2 shows a stream that comes through (or along) this proposed new commercial parcel, Figure C-6 identifies South Bay Boulevard in the category "Streets Providing Views," and tourists will be exiting Scenic Highway One at this location. Most (or all) tourists exiting Hwy. One will be heading to this very important coastal visitor serving State Park and campground. All these reasons point to precluding a typical "Commercial District" land use at this important gateway to Morro Bay's primary ecological/natural feature, the Morro Bay Estuary.	No edits made in response to this comment	Land Use for this area is not proposed to change.

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44 Land Use	3-17	3-19	Barbara Doerr	Figure LU-3: Along Quintana (south of traffic circle) - Please consider a more attractive land use along the portion of Quintana south of the traffic circle. Consider a use that may/will encourage tourists driving along Pacific Coast Highway (PCH) to stop in Morro Bay - not just drive on by. Instead of an ugly billboard on PCH, why not provide new land uses and design standards which will attract people to Morro Bay. The proposed "Industrial Use" along Quintana will not entice travelers to come visit us. Seems more appropriate in the long run to see a changeover to District Commercial along Quintana just south of the circle; instead of creating a new District Commercial further south on Quintana at South Bay Boulevard. I suggest that any commercial development visible along PCH have unique design/development standards to be compatible with this important scenic highway.	No edits made in response to this comment No edits made in response to this comment	Noted. IA CD-2 calls for development of design guidelines for this area of the City.
45 Land Use	3-17	3-19	Barbara Doerr	Figure LU-3: Why isn't the City instead preserving the <u>affordable</u> housing complex at Quintana and South Bay Blvd. into the future?	No edits made in response to this comment	The RV Park at this location is not proposed to change.
46 Land Use	3-17	3-19	Barbara Doerr	Figure LU-3: The Bay Pines RV Park is currently used for both "Visitor-Serving" residential, and residential (SF). The existing modular housing is very nice, and important to keep for moderate income housing. The portion at the corner is an RV park (with a 6-month stay limit). The City will lose valuable permanent housing units if this is changed to "Visitor-Serving Commercial." The existing RV Park appears to be used by visitors and for temporary work force housing. Both uses are important to Morro Bay. Why is the proposed new land use being changed to "Visitor-Serving Commercial"? What is the justification for taking away single family residential uses?	No edits made in response to this comment No edits made in response to this comment	The RV Park at this location is not proposed to change.
47 Land Use	3-17	3-19	Bill Martony	Figure LU-3: Keep Mixed Use Planning Area B zoning in water and policies	No edits made in response to this comment	This is a Zoning issue which will be addressed. The land use is not proposed to change.
48 Land Use	3-21	3-23	Barbara Doerr	Policy LU-1.4: Thinks there should be priority for residents, not an equal balance between residents and visitors. Generally there is a lot of language in the plan favoring visitors. A lot of it feels like it was written by the Coastal Commission.	No edits made in response to this comment	The policy seeks to strike a balance and recognizes need to address both resident and visitor needs. The goal for this policy is in part to promote a strong economy reflecting vision and values of the City.
49 Land Use	3-22	3-25	Meredith Bates	Policy LU-2.1: "support & facilitate access to fresh food"-please include Food Banks, Senior Nutrition and Meals on Wheels. These important programs provide fresh food to vulnerable seniors in Morro Bay.	Added This change has been made	
50 Land Use and Open Space	Figures LU-3, OS-1 and OS-2	3-19, 4-67, 4-73	Tina Metzger	Add Cerritos Peak/Eagle Rock as open space on the following maps Section about Resiliency talks about flooding, severe storms and "heat effects" due to climate change. Based on recent destructive fires in CA and newest science prediction about even more extreme fires, we might want to include more on this topic. In Europe, they are using more fire-resistant building materials. I'd like to see plans to help homebound people who need special assistance in case of emergency, beyond the PG&E system.	No edits made in response to this comment No edits made in response to this comment	This topic is addressed in the Conservation Element Small lots in town make it challenging to provide above the requirement. ADA requirements will continue to be implemented per State and Federal law.
51 Community Design	3-46	3-58	Meredith Bates	Morro Bay has double the senior population of most communities - why aren't the ADA parking spaces double?	No edits made in response to this comment No edits made in response to this comment	2005 was chosen as a baseline pursuant to State law (AB32). The City's CAP will be updated in 2020.
52 Circulation	general	-	Barbara Doerr	Some of the CAP data is from 2005 – that seems really old	No edits made in response to this comment No edits made in response to this comment	LCP Policy 11.05 is addressed through Goal C-1 in the Conservation Element and each of the policies underneath it.
53 Conservation	general	-	Marla Jo Sadowski	Existing LCP Policy 11.05 is no longer included in Plan Morro Bay	Figure LU-3 (now LU-4) was revised	
54 Conservation	general	4-18	Cynthia Hawley	There are areas that need to be conserved further back in the bay – eelgrass, birds	Figure LU-3 (now LU-4) was revised. ESHA map is Figure C-2 No edits made in response to this comment No edits made in response to this comment	The ESHA area here has not changed and is shown on the map on Figure C-2.
55 Conservation	4-12	3-19	Bill Martony	Current maps don't include current ESHA – agrees with the maps that Bill Martony provided. There is no scientific or logical reason to negate that ESHA habitat even if that eelgrass habitat has been degraded. It is absolutely crucial to the life of the estuary - filtering, stabilization, oxygenation. Off of Pilot Rock, add that to ESHA map too.	No edits made in response to this comment No edits made in response to this comment	It is shown on the map as ESHA on Figure C-2.
56 Conservation	4-12	3-19 and 4-12	Mandy Davis	Figure C-2: Why isn't the area behind Miner's designated as ESHA?	This policy was revised due to CCC input	
57 Conservation	4-12	4-12	Tina Metzger	Figure C-2: Confluence of Morro Creek and Little Morro Creek should be ESHA. It is also an indigenous sacred place.		
58 Conservation	4-12	4-12	Tina Metzger	Policy C-1.3. Compared the proposed policy with Coastal Act Section 30240. Not completely sure what the comment is.		
59 Conservation	4-13	4-19	Cynthia Hawley			

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60 Conservation	4-14	4-20 and 4-21	Kristin Headland	25 foot ESHA buffer – wants it to be 50 feet. Recently dealt with this issue at the Panorama tanks site. Don't crowd out ESHAs with development	No edits made in response to this comment	
61 Conservation	4-15	4-27	Mr. Brom	Gave a guidebook related to air quality – also mentioned a website where you can look at funding that has been given related to climate	No edits made in response to this comment	Noted.
62 Conservation	4-43	4-13	Cynthia Hawley	Coastal Act Policy 30231 - wording is a paraphrase - should be verbatim from the Act	Edited to address comment	
63 Conservation	4-43	4-13	Cynthia Hawley	Differences between the statement of Coastal Act Section 30231 in draft Plan Morro Bay and in the Coastal Act. Feels the way it is written in Plan Morro Bay is less restrictive/not in keeping with Coastal Act	Edited to address comment	
64 Conservation	4-44	4-15	Cynthia Hawley	Coastal Act Policy 30255 - wording is a paraphrase - should be verbatim from the Act	Edited to address comment	
65 Conservation	4-44	4-15	Cynthia Hawley	Differences between the statement of Coastal Act Section 30255 in draft Plan Morro Bay and in the Coastal Act. Not sure what issue the commenter is raising on this one but may be the level of strictness.	Edited to address comment	
66 Conservation	4-44	4-15	Cynthia Hawley	Differences between the statement of Coastal Act Section 30607.1 in draft Plan Morro Bay and in the Coastal Act. Feels the way it is written in Plan Morro Bay is less restrictive/not in keeping with Coastal Act	Edited to address comment	
67 Conservation	4-44	4-14	Cynthia Hawley	Differences between the statement of Coastal Act Section 30233 in draft Plan Morro Bay and in the Coastal Act. Feels the way it is written in Plan Morro Bay is less restrictive/not in keeping with Coastal Act	Edited to address comment	
68 Open Space	general	4-71	Betty Winholz	Finds community-based and resource-based difficult to understand for the layperson. Hopes they can improve	No edits made in response to this comment	Page 4-57 includes a definition of these terms.
69 Open Space	general	-	Barbara Doerr	Noticed that the OS/Rec lands was changed in the CBA as she requested	No edits made in response to this comment	Noted.
70 Open Space	general	4-79	Barbara Doerr	The parkland ratio is insufficient	No edits made in response to this comment	City staff noted that the parkland ratio calculation doesn't take into account the beach or other state parkland. After CCC review: CCC added explanatory text to this element related to the ratio issue and also edited Policy OS-1.1 to read "Achieve a ratio of at least 3.0 areas of parks per 1,000 residents." They also added some other language about the being committed to increasing open space when possible even though there isn't an mandated increase in the plan. City staff explained that if this area was annexed into the City the proposed land use still only allows one residence per parcel and would likely put other standards in place like hillside/ridgeline development standards in place to minimize development impacts in this area.
71 Open Space	general	-	Bill Martony	Chevron property - current zoning is virtually open space - because County Ag only allows one home per parcel. Concerned that bringing it into the City would intensify the use - by allowing the parcels near the neighborhood to be developed.	No edits made in response to this comment	
72 Open Space	4-64; 4-67	4-78	Bill Martony	In response to PC comments on 12-4 re: CCT on the bayside south of the Embarcadero - difficult to make it happen along there. It could go along the beach instead. South of the fuel dock there used to be an old road there where they would dump the oysters - still there underwater. Leave it along Olive St. along Main OR take it over to the sandspit.	No edits made in response to this comment	The sandspit is mapped as ESHA and no feasible way to extend the trail to the sandspit.
73 Open Space		4-79	Barbara Doerr	I find it extremely disappointing that "The Plan" indicates that <u>no additional open space will be added</u> to our inventory of local parks between now and 2040 even though our need will grow. Currently, 2.97 acres per 1,000 residents and projected for 2040 2.63 acres per 1,000 residents. See "Table OS-1: Types of Open Spaces." Table OS-1 indicates that as the City population increases by 1,375 people (2018 population, 10,640 - projected 2040 population 12,015) but no additional active park areas will be added. In fact, we will have fewer park acreage per 1,000 residents (2.63 a). Morro Bay needs additional <u>active</u> recreation areas now; more "Community-based Parks". We need more sports fields - baseball, soccer, football, and free play areas - for our kids and adults. None of the Community Based, Coastal Parks (13.16 a.) provide large, active play fields suitable for organized sports. Demand for active park areas will not lessen in the future. Why wouldn't we want to obtain more active parks and recreation areas? The Quimby Act allows Cities to obtain funding for up to 5 acres per 1,000 residents. Please change Policy OS-1.1 to read: Achieve a ratio of <u>5.0 acres</u> of parks per 1,000 residents instead of as currently proposed: "Policy OS-1.1: Quimby Act. Achieve a ratio of 3.0 acres of parks per 1,000 residents."	No edits made in response to this comment	CCC added explanatory text to this element related to the ratio issue and also edited Policy OS-1.1 to read "Achieve a ratio of at least 3.0 acres of parks per 1,000 residents." Also a GPAC comment related to this issue is recommended to be addressed.

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74 Open Space	4-67	4-82	Barbara Doerr	"Policy OS-2.3: Quality Recreational Facilities: Ensure that maintenance, restoration, and improvements made to existing facilities accommodate all age levels and a variety of activities." There is a problem with Policy OS-2.3. In Morro Bay we have a limited number of active recreation areas/opportunities, and to accommodate a new group of users often forces existing recreational users to be displaced without an alternative site in Morro Bay. For example when the new pickle ball courts were created at Del Mar, other users were displaced. We worried that Shasta Tennis courts might also be lost to pickle ball popularity. Another example, was the proposed new swimming pool in Morro Bay. Prior to the high school location, the open ball fields at the closed Morro Bay Elementary School were proposed. Had this occurred, the youth of Morro Bay would have lost ballfields for soccer, football, and baseball. I suggest the City consider zoning this land for recreation uses or negotiate with the SLCUSD to dedicate it for recreation. Because of limited amounts of valuable open recreational space, ball fields, and open play areas, one use or sport must now compete with others for these limited resources. Please consider new language to ensure that we do not lose one needed sports facility to accommodate another needed use. <u>Don't take away our current recreational opportunities, add more to the current inventory.</u> And yes, some sports become old and obsolete, but that's not what I'm referencing in my comments. I am referencing the unmet demand in Morro Bay.	No edits made in response to this comment	Policy to remain the same. The policy is not meant to do any of the things noted in this comment.
75 Public Safety	4-88	4-101	Tina Metzger	Figure PS-4: only shows part of the Righetti property as having high landslide potential. The existing LCP says the whole parcel does. Please correct. The original Righetti geological study is on file at the Cal Poly library.	Figure revised	yes Figure was revised.
76 Public Safety	4-88	4-101	Tina Metzger	Figure PS-4: only shows part of the Righetti property as having high landslide potential. The existing LCP says the whole parcel does. Please correct. The original Righetti geological study is on file at the Cal Poly library. - same as an earlier comment. Wants to know why the map hasn't been revised yet	Figure revised	yes Figure was revised.
77 Community Well-being	general	4-139	Meredith Bates	Doesn't say where Environmental Justice is located	Name of Community Wellbeing Element changed to Environmental Justice Element	Element name will be changed to Environmental Justice
78 Implementation	5-20	4-19	Cynthia Hawley	Implementation Action C-1: ESHA Buffers went from 100 to 50 feet changed from the existing LCP - huge change to ESHA buffers	IA deleted and included in policies under Goal C-1	Coastal has rewritten this section including with regarding to ESHA buffers and takings issues.
79 Implementation	5-20	4-19	Cynthia Hawley	Implementation Action C-1: Has less restrictive buffers than Policy 11.06 in the existing LCP	IA deleted and included in policies under Goal C-1	Coastal has rewritten this section including with regarding to ESHA buffers and takings issues.
80						
81 Planning Commission Comments						
82 general	general	-	Barron	Came to process late. Had a tough time understanding what was old and what was new in the plan	No edits made in response to this comment	Not possible to do in strikethrough dur to extensive re-organization and combining of General Plan and LCP. This is a comprehensive update of the GP/LCP.
83 general	general	-	Barron	If the public had questions about what has happened to old pieces of the GP/LCP could they submit them and the City could respond and memorialize it somewhere. Possibly a comments and response document	No edits to Plan Morro Bay made in response to this comment	Staff is looking into creating a simple matrix comparing old Elements to new Elements.
84 general	general	3-20	Lucas	Would like to have an FAQ - e.g. for the question re: ESHA on the maps	Figure LU-4 has been revised to include ESHA	
85 general	general	-	Sadowski	Make sure language is clear so that MB is eligible for Environmental Justice grants	No edits made in response to this comment	Noted.
86 general		-	Sadowski	MB's character is carried forward in this document - important to make sure everyone is comfortable with it	No edits made in response to this comment	Noted.
87 general	general	-	Barron	How will the new housing laws affect this plan/Morro Bay?	No edits made in response to this comment	Will be addressed in the next housing element update, currently underway. The City is also be required to track and report on housing units permitted and constructed in more detail than in the past. That reporting is on an annual basis.
88 general	general	-	Sadowski	Need sufficient infrastructure to support housing	No edits made in response to this comment	Noted.
89 Introduction and more	multiple	1-16; 3-19	Lucas	Why isn't WRF site shown as potential future SOI?	Revised	Map has been revised and is posted on the website.

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90 Introduction and more	multiple	1-16; 3-19	Lucas	Aren't there areas that the City serves in terms of utilities/services that aren't included in the planning area? Why not?	No edits made in response to this comment	No. We do serve some areas outside of the City limits but they are all within Planning Areas.
91 Introduction and more	multiple	1-16; 3-19	Luhr	Why wasn't Hwy 41 watershed included in future SOI due to water supply reasons?	No edits made in response to this comment	It wasn't necessary for City water supply.
92 Introduction and more	multiple	1-16; 3-19	Lucas	Should look at the watershed rather than property boundaries for the planning area	No edits made in response to this comment	Caution is observed by the City re: what is proposed for inclusion in SOI because a property owner could annex without City approval
93 Introduction	1-3	1-3	Sadowski	Table 1-1: should include Environmental Justice. Morro Bay is a marginally disadvantaged community - lots of income and age diversity	Edits made to Table 1-1 to change name of Community Wellbeing Element to Environmental Justice Element	Table 1-1 will be edited on the bottom row to reflect re-naming Community Well-Being to Environmental Justice. As noted above, the City does not have any designated disadvantaged communities. Yes we should add this.
94 Introduction	1-13	1-12	Lucas	Make sure indigenous peoples are included in About MB	Added text	
95 Introduction	1-16	1-14	Lucas	SOI/planning area - make sure the explanation of what they mean is clear	Language clarified	
96 Vision	2-2	2-2	Sadowski	Felt the GPAC shouldn't have been held during the day	No edits made in response to this comment	Noted.
97 Blueprint	all pages	all pages	Luhr	Hard to read page numbers	Colors changed to make numbers visible	
98 Blueprint Intro	3-2	3-70	Luhr	Community design: How will design guidelines happen?	No edits made in response to this comment	See Implementation Actions CD-1 and CD-2
99 Land Use	general	-	Ingraffia	Where are policies that address affordable housing?	No edits made in response to this comment	In the housing element. Will be updated in 2019-2020
100 Land Use	general	-	Sadowski	What about tiny homes and reduced parking requirements?	No edits made in response to this comment	Those will be addressed by the zoning code including the PD process
101 Land Use	general	6-13; 6-39	Lucas	Can mariculture be added to a policy?	These definitions have been added	Suggest adding the definition of coastal-dependent use and coastal-related development to glossary. Coastal-dependent use includes and would specific mariculture or aquaculture.
102 Land Use	general	4-23	Sadowski	Could an eelgrass bank be established for greenhouse gas sequestration? Think about biodiversity action planning. Be forward thinking.	No edits made in response to this comment	See Policy C-1.15.
103 Land Use	3-8	3-8	Luhr	Figure LU-1. Add another figure that shows the same FAR (.e.g. 2.0) with three different configurations/layouts	Added new Figure LU-1 to address this comment	
104 Land Use	3-11 and more	3-13	Luhr	Measure D language - include in PMB? At least point to Zoning - explain	No edits made in response to this comment	There is some Measure D info in plan. The actual regs are in the Zoning Code. No change unless City wants to reference the Zoning Code section in PMB.
105 Land Use	3-12	3-15	Sadowski	Table LU-1: FAR in Land Use Element - is that related to second stories issue that has been discussed in the zoning code review meetings?	No edits made in response to this comment	No. FAR is required to be added to modern General Plan Land Use Elements
106 Land Use	3-12	3-15	Lucas	Table LU-1: Residential - no FAR - inferred FAR using setbacks, etc.?	No edits made in response to this comment	Residential uses have allowed density
107 Land Use	3-15	3-17	Lucas	Why is ESHA listed as an overlay in Table LU-1?	No edits made in response to this comment	Error. However, will continue to include now based on direction to include the ESHA overlay on the land use map in the next draft.

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108 Land Use	3-17	3-19	Sadowski	Figure LU-3: ESHA should be a base, not an overlay. ESHA should be the primary land use.	ESHA overlay was added to Figure LU-4 (former Figure LU-3)	
109 Land Use	3-17	3-19 and 4-12	Lucas	Figure LU-3: ESHA is the land use that is no use. ESHA is not an impediment. It is an attractor / adds value so it should be shown in Plan Morro Bay.	ESHA overlay was added to Figure LU-4 (former Figure LU-3)	
110 Land Use	3-17	3-19 and 4-12	Ingraffia	If ESHA is included in PMB it could be on its own map, not overlaid on the proposed GP LU Map	ESHA overlay was added to Figure LU-4 (former Figure LU-3)	
111 Land Use	3-17	3-19	Ingraffia	Figure LU-3: Some of the proposed land use is aspirational. Why then was the land use on Tri-W (from the referendum) left the same? Seems like a problem waiting to happen - in terms of sprawl, preservation, etc. if that was allowed to develop	No edits made in response to this comment	It was left that way because 1) it would require a referendum to change and 2) input was taken on that site and the majority wanted to leave it the way it is proposed (per the referendum)
112 Land Use	3-17	3-19	Barron	Figure LU-3: How easy would it be to add access to Tri-W site?	No edits made in response to this comment	Not a comment on the plan. It would be very difficult / costly to add access.
113 Land Use	3-17	3-19	Lucas	Figure LU-3 plan area boundary doesn't match a figure in the Introduction	Figure 1-1 was deleted per CCC review	0
114 Land Use	3-17	3-19	Lucas	Figure LU-3: Good to see RV park access to the coast at WWTP site	No edits made in response to this comment	Noted.
115 Land Use	3-17	3-19	Lucas	Figure LU-3: Why OS at WWTP site?	No edits made in response to this comment	Because that area is in the tsunami inundation zone
116 Land Use	3-17	3-19	Lucas	Figure LU-3 - why doesn't color extend between harbor and state park marina?	Now fixed on this map	This is a mapping error in process of being fixed.
117 Land Use	3-17	3-19	Lucas	Figure LU-3: If someone is opposed to the proposed zoning on their property should they write a letter?	No edits made in response to this comment	Noted.
118 Land Use	3-17	3-19	Ingraffia	Figure LU-3: Could the designation for Cerrito Peak/Eagle Rock be changed to Open Space?	This change has been made	
119 Land Use	3-19	3-21	Lucas	Table LU-2: What if all second homeowners decide to retire here and the vacant units become much more filled? Is that accounted for in the table? What about ADUs - are they counted in this table?	No edits made in response to this comment	The vacancy rate is accounted for in the Total Estimated Households column. ADUs are not counted as primary units so are not accounted for in this table. Scot noted at the meeting that if trends change regarding second home owners not residing in their properties that can be addressed during the regular updates to the housing element.
120 Land Use	3-19	3-21	Lucas	Table LU-2 -commercial residential population growth - does it include downtown?	No edits made in response to this comment	Yes
121 Land Use		-	Luhr	Had questions on whether liveaboards are included in recreational boating from a definitional standpoint.	No edits made in response to this comment	Liveaboards are not included in recreational boating from a definitional standpoint. City's Muni Code defines liveaboards but no specific definition of recreational vessels.
122		-	Sadowski	Concerned about environmental justice. Coastal Commission never forbade a Wastewater Treatment Plant west of Highway One. That's climate adaptation, not environmental justice.	No edits made in response to this comment	Coastal Commission did deny the Coastal Development Permit for the WWTP west of Highway One.
123 Land Use	3-23	3-26	Luhr	How do Measure F and state housing law interact?	No edits made in response to this comment	This plan's proposed buildout does not exceed the Measure F population limit of 12,200. The City's adopted housing element provides priority to permitting affordable housing related to Measure F.
124 Land Use	3-23	3-26	Luhr	So what would happen if the population hit the Measure F limit?	No edits made in response to this comment	Building permits would be stopped on residential only.
125 Land Use	3-27	3-30	Luhr	Should improve facilities for liveaboards and have a policy under Goal LU-4. Should recognize that we have them and support them. Make sure liveaboards are in the housing element.	No edits made in response to this comment	Coastal does not favor increasing liveaboards and would not likely certify this type of policy.

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126 Land Use	3-32	3-33	Luhr	Policy LU-4.5 re: interim uses. Concerned about how this applies in the Measure D area. Corresponds to Implementation Action LU-8. PC unanimously stated that interim uses in the Measure D area should come before PC for approval.	Text revised	In Measure D, Interim uses could only be those that are consistent with Measure D. Will also discuss with Coastal. Note interim use approvals by PC will need to be incorporated into Zoning Code in addition to any policy edits.
127 Land Use	3-33	3-35 and 3-36	Luhr	Will there be a master plan for the existing WWTP site? Question and discussion related to Policies LU-5.4 and LU-5.5.	Both policies edited No edits made in response to this comment	
128 Land Use	3-33	3-35 and 3-36	Lucas	Policies LU-5-4 and LU-5.5: there shouldn't be separate master plans for the two sites/areas. Could both Dynegy and the existing WWTP area go through the same master plan process?		Per discussion with CCC will not be combining.
129 Land Use	3-35	3-39	Ingraffia	Don't say 12 people in the sentence at the very bottom of the page. Doesn't matter why it is used - some members of the public will think it means that 12 people will be allowed in short term vacation rentals.	Sentence deleted	
130 Land Use	3-39	3-44	Luhr	Policy LU-7.1: make it more clear that this policy addresses the entire coastline, not just the Embarcadero	Language clarified	We will add gates and fences to this policy.
131 Land Use	3-40	3-47	Luhr	Policy LU-7.6: add gates and fences to list in this policy	Language added	
132 Community Design	general	-	Sadowski	Innovation should be encouraged especially around ESHA	No edits made in response to this comment	Noted.
133 Community Design	3-45	3-57	Sadowski	Add some language to the first paragraph on this page about Morro Bay being economically diverse and that contributing to its character	No edits made in response to this comment	This contradicts Council's adopted EDSP which says we need greater economic diversity. Language should stay as is.
134 Community Design	3-47	3-59	Lucas	Figure CD-1: move the boundary between Cloisters and North Embarcadero north of the high school trade out photo of community center sign with something - else ugly, bad example. Replace with a photo from the industrial area - maybe over by Forever Stoked	Boundary edited	PC decided: Yes, will move the boundary north along the boundary of the Cloisters subdivision
135 Community Design	3-53	3-65	Lucas	trade out photo for Morro Heights as it isn't something that could be built anymore	Photo changed	See Policy CD-1.3 and Implementation Actions CD-2 and CD-3. No change needed.
136 Community Design	3-54	3-66	Lucas		Photo changed	
137 Community Design	3-56	3-68 and 3-70	Luhr	There should be commercial design guidelines for each character area	No edits made in response to this comment	Per IA CD-2, we will develop design guidelines by character area.
138 Community Design	3-56	3-70	Lucas	Would like to see specific plans for each character area	No edits made in response to this comment	
139 Community Design	3-57	3-69	Lucas	Policy CD-1.5: Don't love this policy	No edits made in response to this comment	Lateral access requirements that the policy speaks to is prescriptive by Coastal Commission requirements, and not designed by Public Works.
140 Community Design	3-57	3-69	Lucas or Luhr	Policy CD-1.7: Don't let Public Works design signage. Make it go to Planning Commission.	No edits made in response to this comment	
141 Community Design	3-58	3-73	Lucas	Add home composting being allowed/encouraged in Policy CD-2.1	Added	Noted.
142 Economic Development	3-60	3-76	Luhr and Lucas	Demographics are very interesting - could see some big changes by 2040	No edits made in response to this comment	
143 Economic Development	3-61	3-77	Sadowski	Affordable housing: Overpayment is happening for many residents. Important to keep income diversity.	No edits made in response to this comment	Noted.
144 Economic Development	3-61	3-77	Sadowski	Affordable housing: City should invest in cap and trade	No edits made in response to this comment	These comments relate to the housing element which isn't currently being updated
145 Economic Development	3-61	3-77	Sadowski	Affordable housing: Smaller homes would help - they need to be incentivized and deed restricted/only offered to those who need a home.	No edits made in response to this comment	These comments relate to the housing element which isn't currently being updated
146 Economic Development	3-61	3-77	Sadowski	Affordable housing: Make sure there is infrastructure to support development	No edits made in response to this comment	These comments relate to the housing element which isn't currently being updated
147 Economic Development	3-66	3-83	Lucas	Policy ED-3.2: Add the word "landscapes" into the list in this policy (see hardcopy notes)	Word added	
148 Economic Development	3-66	3-83	Luhr and Lucas	Under Goal ED-3 add a policy to prohibit drive-thrus (both restaurant and other drive-thrus) everywhere except Quintana Road commercial area. Also revise zoning code to reflect this change.	Added	
149 Economic Development	3-66	3-84	Lucas	Policy ED-4.3: add Cuesta after Cal Poly	Added	

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150 Circulation	general	beginning on 3-53	Barron	Interested in Embarcadero full closure/pedestrian plaza	Policy added	Added a policy to investigate this further along with one-way closure and ability to close with bollards, etc. - similar to SLO downtown Thursday night farmer's market. Refer to Policy LU-4.
151 Circulation	general	3-119	Luhr	Include policy language re: EV charging stations, bike sharing and park and ride	Language added	
152 Circulation	general	-	Lucas	Could there be standards that EV charging station places could be "traded out" for regular parking spaces?	No edits made in response to this comment	Scot mentioned a couple examples - e.g. 20% of the regular parking spaces could be replaced with EV charging spaces; or 2 regular parking spaces for 1 EV charging station spaces. This should be edits made in the zoning code.
153 Circulation	general	-	Luhr	Would EV charging station spaces be considered paid parking?	No edits made in response to this comment	No
154 Circulation	general	-	Sadowski	What about a separated bike lane on the east side of N. Main?	No edits made in response to this comment	This would require widening of the right of way which is constrained by existing lot development and the Hwy 1 right of way.
155 Circulation	general	-	Sadowski	Please explain the difference between VMT and LOS	No edits made in response to this comment	Explained in meeting
156 Circulation	3-72 and	3-73 3-90 and 3-91	Michael Baker	Check SOI on Figures CIR-1a and 1b for accuracy	figures revised	figures revised by GIS staff
157 Circulation	3-87	3-105	Sadowski	Asked about the Planned Intersection Improvements - no comment or proposed edits	No edits made in response to this comment	
158 Circulation	3-97	3-118	Luhr	Policy CIR-4.2: Would like to have an implementation action for this policy that says that money collected from the paid parking program would be allocated in the areas it is collected and that it could also be used for streetscaping, etc. in addition to improving and enhancing coastal access	Revised per discussion with CCC	
159 Noise	general	3-140	Sadowski	What about sound walls along Highway 1?	No edits made in response to this comment	See Implementation Action NOI-13
160 Noise	3-106	3-127	Barron	Do names of specific buildings/places/organizations need to be mentioned in the list of Noise-Sensitive Land uses?	Church removed from list	Removed the church listed on page 3-106, but the remainder should stay.
161 Noise	3-105 to 106	3-127	Lucas	Make sure the proposed increase in mix of uses downtown is mentioned in terms of sensitivity and compatibility	Bullet added to list	Let's add a bullet to the list on pg 3-105 that includes "mixed-use development"
162 Greenprint Introduction	general	4-19	Sadowski	Need to get into a restoration mindset. Innovative ways to be more sustainable.	No edits made in response to this comment	Policies under Goal C-1 speak to this comment regarding restoration and sustainability.
163 Greenprint Introduction	4-2	4-2	Lucas and Sadowski	Can ESHA be discussed in this section?	Words added	PC decided: Add ESHA and restoration to the introductory paragraph in the Conservation Element
164 Greenprint Introduction	4-2	4-12	Ingraffia	Maybe some statistics about how much of the City is currently designated as ESHA? E.g. 20 percent	Statistics added	Yes we should add this.
165 Conservation	general	-	Sadowski	This element is behind the curve of where we should be in California	No edits made in response to this comment	
166 Conservation	general	-	Sadowski	Issues that are omitted from the Conservation Element: hypoxia, acidification, Moic (sp?) acid for fishing industry	No edits made in response to this comment	
167 Conservation	general	-	Sadowski	Would like Morro Bay to be part of the mayors group led by Garcetti that addressed climate change issues. Integrate the latest legislation and latest opportunities	No edits made in response to this comment	Noted. Not a comment on Plan Morro Bay.
168 Conservation	general	-	Sadowski	We are a city – we have some power. If the policies of the last century were successful we wouldn't be in the crisis we are in now	No edits made in response to this comment	Noted.
169 Conservation	general	-	Sadowski	Economic diversity is what gives Morro Bay its small town character	No edits made in response to this comment	Noted.
170 Conservation	general	4-23; 4-25 and 4-26	Sadowski	Development isn't sustainable – e.g. giving up eelgrass along the waterfront	No edits made in response to this comment	Eelgrass addressed by Policy C-1.14, Implementation Action CD-13, Implementation Action C-12
171 Conservation	general	-	Barron	Need to make sure city's policies work with the regulations of other agencies that have jurisdiction in the bay/in Morro Bay	No edits made in response to this comment	Noted.

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172 Conservation	general	4-12	Lucas	Map forests – a commenter addressed this issue	No edits made in response to this comment	Reviewed the limit of ESHA near black hill and concluded no edits were needed to be accurate.
173 Conservation	general	-	Lucas	Do we need a policy that addresses conflicting priorities? – e.g. mariculture v. carbon sequestration	No edits made in response to this comment	No consensus by PC given to rank policies. Policies should be given equal weight.
174 Conservation	general	4-5	Ingraffia	Conservation is a 20 th century term. Should call this element Conservation & Restoration – that is what the reality of the 21 st century is	No edits made in response to this comment No edits made in response to this comment	It should remain Conservation. A majority of the policies in this Element do not relate to Restoration. No consensus by a majority of PC.
175 Conservation	ESHA	-	Sadowski	ESHA is more than in indirect benefit – should be driving City getting funding. E.g. Blue Carbon program Looks at integrating development and habitat from an antiquated view point. Development should have a restorative aspect. Would also contribute to economic vitality. Could increase eligibility for funding under CA climate investment program	No edits made in response to this comment	Noted.
176 Conservation	ESHA	-	Sadowski		No edits made in response to this comment	No consensus by a majority of PC. Also unclear how this would be done. No examples were provided.
177 Conservation	ESHA	4-23	Sadowski	He sent some photos - area by launch ramp - he wants to see ESHA get added to the bay. Thinks this would be a good area for an eelgrass bank pilot project – work with universities and get grant from SGC – cap and trade. Also fines that get charged when sewage exceeds caps – e.g. when CMC exceeds limits and gets fined.	No edits made in response to this comment No edits made in response to this comment	City is looking at putting the ESHA back on the bay on the map – need to talk with Coastal about how that interfaces with dredging. Eelgrass banking is addressed by Policy C-1.15
178 Conservation	ESHA	4-23	Ingraffia	Should protect other sensitive areas that are not designated as ESHA	No edits made in response to this comment No edits made in response to this comment	The Conservation Element has policies to do this
179 Conservation	ESHA	-	Sadowski	Direct, not indirect – ESHA’s economic benefits – need to demonstrate that to the community	No edits made in response to this comment	Noted.
180 Conservation	ESHA	4-23	Lucas	Where is eelgrass bank addressed?	No edits made in response to this comment	Refer to Policy C-1.15.
181 Conservation	ESHA	4-12	Sadowski	The area of the bay that used to be mapped as ESHA that may be put back on the zoning map - how much of the state reserve is in that?	No edits made in response to this comment	ESHA is only mapped inside City limits.
182 Conservation	4-5	4-5	Lucas	Introduction to the element should definitely be affirmational – recognize things that are ecologically unique	Language revised	Yes, this should be revised.
183 Conservation	4-5	4-6	Lucas	Could add carbon sequestration at the bottom of this page	text has been added to address this comment	Refer to page 4-6.
184 Conservation	4-5	4-5	Lucas	Perennial and seasonal creeks – should be also mentioned – they are important to this community – should say that	Added	Refer to page 4.5.
185 Conservation	4-6	4-6	Lucas	A larger scope of resilience should be addressed	No edits made in response to this comment	Resiliency is included in the draft Plan. Regarding, a larger scope, no specific direction was provided by PC as to what additional scope in the Plan would be, nor what was lacking.
186 Conservation	4-6	1-9; CBA appendix	Lucas	Relation to other elements - wants it to also be in relation to other plans - not just the other GP/LCP elements	No edits made in response to this comment No edits made in response to this comment	That analysis is in the background report/CBA
187 Conservation	4-9	4-9 and 4-12	Lucas	Figure C-1: should habitat in the bay be shown on this map?	No edits made in response to this comment	Figure C-1 is terrestrial habitats, Figure C-2 is ESHA. Not all habitat in the city is identified as ESHA
188 Conservation	4-9 and 4-12	4-11	Lucas	Figures C-1 and C-2: Should be very clear when someone looks at these maps what is most highly prized	Added text	Added a sentence on page 4-11 where the reference to Figure C-2 is noting that there are more protections for ESHA than for all the citywide habitats shown in Figure C-1.
189 Conservation	4-10	4-10	Lucas	First paragraph - where the word degrade is used the word enhance should also be included.	Added word	Yes we should add this.
190 Conservation	4-12	4-12	Sadowski	Figure C-2: Eelgrass should be included	Added eelgrass to description on page 4-10 No edits made in response to this comment	Eelgrass is included in the "Other Sensitive Natural Communities" ESHA category. Add eelgrass in the description on page 4-10
191 Conservation	4-12	3-19; 4-12	Sadowski	He would like to see ESHA added to the bay, not just restoring what was on the old maps	No edits made in response to this comment	We are considering adding ESHA back to the Land Use map based on outcome of Coastal Commission conversation regarding dredging.
192 Conservation	4-12	3-19; 4-12	Ingraffia	Figure C-2: Is it true that the extent of ESHA in the estuary has been reduced on the maps since a couple decades ago? Would definitely like to see eelgrass restored	No edits made in response to this comment	Same as above row.

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193 Conservation	4-12	3-19; 4-12	Barron	Echoed that if ESHA was taken off the bay/estuary it should be put back	No edits made in response to this comment	Same as above row.
194 Conservation	4-12	4-12	Lucas	Figure C-2: Not sure that the ESHA map needs to only show ESHA	No edits made in response to this comment	Recommend no change
195 Conservation	4-13	4-19	Lucas	Edits needed to Policy C-1.2	Edited per review by CCC	
196 Conservation	4-14	4-23	Luhr	Wants an eelgrass mitigation bank also.	No edits made in response to this comment	Refer to Policy LU-C11.15.
197 Conservation	AQ	-	Lucas	Carbon monoxide - yard equipment – two stroke engines – can we limit?	No edits made in response to this comment	Leaf blowers could be prohibited but would require substantial public outreach. No consensus by majority of PC. Any future prohibition would be implemented through Zoning, not GP/LCP.
198 Conservation	AQ	3-83	Lucas	Drive-thrus limited to Quintana Rd.?	Policy added	Yes, that is a comment in the Economic Development section and PC agreed to add that policy
199 Conservation	AQ	4-62	Lucas	Does carbon sequestration added policy belong in Goal C-3 rather than C-1?	Tree banking policy added under Goal C-9	This is covered by the tree banking policy that was added
200 Conservation	AQ	-	Barron	Could Uber/ride sharing businesses be incentivized to use low-emissions vehicles through sales tax?	No edits made in response to this comment	Unclear how this would work. No consensus by a majority of PC.
201 Conservation	AQ	-	Ingraffia	If paid parking happened – could low-emissions vehicles park for free?	No edits made in response to this comment	This would not be an incentive, but would rather give parking for free. Not viable.
202 Conservation	AQ	-	Sadowski	Hydrogen sulfide gas – pollutant – sewage	No edits made in response to this comment	Unclear what request was. No consensus by a majority of PC.
203 Conservation	4-19	4-32	Sadowski	Under scientific basis heading – temperature increases: 1) IPCC goals and 2) add that as little as .5 degrees C change can have major impacts	No edits made in response to this comment	Adding IPCC info not recommended since state requirements are what should be relied on for CEQA
204 Conservation	GGE	appendices	Barron	Wants the name of the specific climate change models referenced in this document	No edits made in response to this comment	They are in the CBA/CVRA
205 Conservation	GGE	-	Ingraffia	Climate change is a severe inconvenience – that is what some people think	No edits made in response to this comment	Noted.
206 Conservation	4-21	appendices	Ingraffia	Wants more information about the actual consequences of climate change in here. It's not just about sea level rise and a bit more or less rain. These are existential threats on an unimagined level.	No edits made in response to this comment	It is in the CBA/CVRA
207 Conservation	4-21	4-33	Lucas	Also mention how all these impacts interact or amplify	Sentence added	Yes. See page 4-35.
208 Conservation	GGE	4-33	Barron	Is the 2005 data on GHGs the most current?	No edits made in response to this comment	2005 is the baseline year for the current CAP
209 Conservation	Water Res & Cons	-	Lucas	Desal plant comment from Betty Winholz	No edits made in response to this comment	
210 Conservation	Water Res & Cons	-	Sadowski	Asked about past upgrades to the desal plant	No edits made in response to this comment	No comment. No changes needed
211 Conservation	4-23	4-38	Lucas	Sentence about energy costs associated with desal plant – there are a lot of energy costs associated with pumping state water from the delta. What he doesn't see is the financial costs associated with using the desal plant.	No edits made in response to this comment	This is included in the OneWater Plan. An extensive evaluation was done of cost of the desal plant versus costs of State water.
212 Conservation	4-25	4-47	Lucas	Greywater – thinks it will come to bear during the life of this plan. Should add that it is an unexplored territory of savings in the city in the water restrictions paragraph even though there haven't been any takers yet – for residential. Thinks it will start to pencil out by 2040.	Policy edited	No consensus given by PC. This policy needs to be changed to reflect the City is not doing recycled water.
213 Conservation	4-26	3-73	Lucas	Should mention rainwater capture in the paragraphs on this page	No edits made in response to this comment	See Policy CD-2.1 and IA C-17

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214 Conservation	Water Res & Cons	-	Sadowski	Morro valley sewage	No edits made in response to this comment	Unclear what request was. No consensus by a majority of PC.
215 Conservation	4-26	4-41	Sadowski	There is a typo on this page	Typo corrected	Last sentence to be revised. "storm sewer" should be "storm water"
216 Conservation	4-34	4-35	Lucas	"Does not currently have energy-related uses" – should that be energy-generating uses?	Changed to energy-producing No edits made in response to this comment	Suggest revising to say "energy-producing" rather than "energy-related".
217 Conservation	4-39	4-57	Barron	Figure C-6: Scenic viewpoints – stacks?	Viewpoints added to figure	PC did not agree to add the stacks
218 Conservation	4-39	4-57	Lucas	Figure C-7: Viewpoints that haven't been IDed on map – Eagle Rock, the pit (?), bulkhead by city line, dune systems at the south end of the cloisters, northpoint	No edits made in response to this comment	Let's add these identified by Lucas.
219 Conservation	4-39	4-57	Lucas	Figure C-7: Grading the viewpoints – doesn't like. Does like showing the range of view	No edits made in response to this comment	No consensus given by PC .
220 Conservation	4-40	4-57	Ingraffia	Figure C-7: Doesn't think views should be rated/ranked	No edits made in response to this comment	This is the same methodology used in the current General Plan. No consensus given by PC.
221 Conservation	Visual	-	Sadowski	Can we consider the power plant stacks an aerial easement? In other words legal non-conforming?	No edits made in response to this comment	The building itself would be considered existing non-conforming.
222 Conservation	Visual	-	Lucas	We know the stacks and the power plant building are eligible for the historic register	No edits made in response to this comment	Noted.
223 Conservation	Visual	-	Sadowski	Stacks could be re-purposed for something awesome – like the W-Games	No edits made in response to this comment	Noted.
224 Conservation	Visual	-	Ingraffia	Thinks people will eventually see the stacks like historic lighthouses	No edits made in response to this comment	Noted.
225 Conservation	Visual	4-60	Lucas	Is landscaping blocking private views addressed in the zoning code update?	Edits made to this section	New zoning code will require landscape plans. CCC provided input on this section. Policies with landscaping requirements in this plan would only apply to public views. Policies under Goal 9.
226 Conservation	Visual	4-60	Barron	How would landscaping that blocks views enforcement happen?	Edits made to this section No edits made in response to this comment	New zoning code will require landscape plans. CCC provided input on this section. Policies with landscaping requirements in this plan would only apply to public views. Policies under Goal 9.
227 Conservation	Visual	4-60	Lucas	Do we want to prioritize trees or views?	No edits made in response to this comment	No revisions. Public views are a priority of the Coastal Act.
228 Conservation	Visual	-	Sadowski	Could this issue be addressed through ESHA buffer requirements?	No edits made in response to this comment	No
229 Conservation	4-41	4-62 and 4-63	Lucas	Would love to identify large groves of trees – e.g. at Del Mark Park – a tree bank location – add a policy under Goal C-8	Added a policy under Goal C-9	Yes, we could add a policy and IA that would look at creating a program for this.
230 Conservation	Visual	-	Sadowski	Project on Beachcomber and Osos (sp?) – the project was approved but now that it is being built it looks bad/harmful. Shouldn't have been allowed to just build a wall in that area (buffer area)	No edits made in response to this comment	Noted.
231 Conservation	4-49	4-26	Lucas	Historic stuff – policy and IAs under Goal C-10	No edits made in response to this comment	
232 Conservation	Visual	-	Barron	The stacks should be identified as an iconic thing in the city. Wants the general plan to say the stacks are worth saving and should be preserved.	No edits made in response to this comment	PC did not agree to add the stacks City replied at meeting - overlay on zoning map – not specific because of sensitivity but intended to provide information to property owners that they need to come talk to the City. Eliminating/reducing any surprise for property owners that they are in an area that requires extra analysis
233 Conservation	Cultural	-	Lucas	What about cultural resources mapping?	No edits made in response to this comment	
234 Conservation	Cultural	-	Barron	Stated why there is sensitivity surrounding Native American cultural resources	No edits made in response to this comment	Noted.

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235 Conservation	Cultural	-	Lucas	Re-iterated how important it is to work with the tribes	No edits made in response to this comment	Noted.
236 Open Space	general	6-27 and 6-28	Barron	Is Resource-Based and Community-Based required? What does it mean?	No edits made in response to this comment	Defined on page 6-26
237 Open Space	general	4-69	Ingraffia	Likes the categories of open space – helps tell the story	No edits made in response to this comment	Noted.
238 Open Space	general	-	Sadowski	Future SOI – would it have open space in it?	No edits made in response to this comment	Yes, if added to the City. It is described in the Land Use Element
239 Open Space	general	-	Barron	Should we note the open space outside the city that surrounds the city? – Estero Bluffs, etc.	No edits made in response to this comment	Recommend no change
240 Open Space	general	4-77	Lucas	Should Harborwalk be mentioned in OS Element?	Fixed spelling	It is mentioned on page 4-63. Will fix spelling.
241 Open Space	general	-	Barron	Could city have policies to have open space at the Diablo nuclear power plant site?	No edits made in response to this comment	Outside of the scope of this plan
242 Open Space	general	4-81	Sadowski	Could rockies skate park be expanded?	Added policy to OS Element	PC agreed to add a policy to the Open Space Element
243 Open Space	general	-	Lucas	Could public space be provided by a development – e.g. Rose’s Landing public rooftop?	No edits made in response to this comment	Already in LUE for accommodations and lease sites. Could be expanded citywide. No consensus give by PC about what to do about this.
244 Open Space	general	-	Luhr	Get as many access points as possible to the bay - especially at road ends - floating docks, etc.	Edited per review by CCC	
245 Open Space	general	-	Sadowski	The gate at Morro Rock that is closed to access all the way into Morro Rock. Seems unfair to those who can't walk down to the rock. Are the bathrooms also state parks?	No edits made in response to this comment	Scot: closure of the gate is at the discretion of state parks. PC Sadowski: would like to have the showers in the bathrooms turned back on. PC Barron and Scot: pretty sure the showers are back on
246 Open Space	general	-	Sadowski	Remembers some previous talk about paving the parking lot at the rock? Is that still a discussion that is happening?	No edits made in response to this comment	Scot: this plan calls for updating the WMP - that would be something to be discussed during that update. Definitely addressing the potholes would be a goal
247 Open Space	general	-	Lucas	Sees the Morro Rock parking lot as a strategic parking reserve	No edits made in response to this comment	Noted.
248 Open Space	4-55	4-69	Barron	Could the glossary (6-26) be referenced on Figure OS-1 – in legend?	Figure edited	Yes
249 Open Space	4-55	4-69	Lucas	Figure OS-1: What about coastal access points on the map?	No edits made in response to this comment	No changes to the map. We would need a program to do this, and to develop access points.
250 Open Space	4-55	4-69	Lucas	Figure OS-1: Map trails?	No edits made in response to this comment	Same as above row.
251 Open Space	4-64; 4-67	4-78; 4-81	Luhr	Should add language that makes it clear that CCT should go on the waterside all the way from south end state park to the rock (not just the sidewalk)	Added "and initiate" after the word require in Policy OS-1.14	Edited after discussion with CCC about what they want to see re: CCT
252 Open Space	4-69	4-21	Lucas	Vegetative corridors	No edits made in response to this comment	This issue is covered through ESHA and our buffer and restoration requirements. This is addressed through IA LU22-33 as it relates to sea level rise and improvements in the Harbor and also under goal LU-7. We should add the boat launch ramp as a specific improvement to one of these IA's. Also, refer to Policy LU-7.8.
253 Open Space	4-72	3-48	Luhr	Goal OS-6: Add harbor into the goal	Boat ramp added	
254 Public Safety	general	-	Lucas	Do we have analysis about interaction between multiple hazards?	No edits made in response to this comment	The City just adopted a Community Multi-Hazard Emergency Response Plan which also includes this information.
255 Public Safety	general	4-97	Ingraffia	Is there a map somewhere that identifies real fire hazards in Morro Bay?	No edits made in response to this comment	This map is prepared by CALFIRE and is certified accurate by them. The City cannot edit this map. In the upcoming regional LHMP the wildfire issue can be addressed.

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256 Public Safety	general	-	Luhr	Advocate for a northward exit on north Embarcadero across the creek to escape a hazard in this plan	No edits made in response to this comment	Scot: it is possible to drive across the pedestrian/bike bridge currently - in an emergency. Also mentioned that the Circulation Element addresses the need to develop that access point with increased development in MB
257 Public Safety	general	-	Barron	Residences being built on Quintana - are they not in a fire hazard zone?	No edits made in response to this comment	Scot: Correct they are not, so higher level building requirements are not required in those areas
258 Public Safety	general	-	Lucas	Armoring, beach replenishment - are they encouraged?	No edits made in response to this comment	Scot: beach nourishment and other soft approaches are the preferred methods proposed in this plan
259 Public Safety	general	-	Lucas	Some places beach nourishment has become extremely expensive and a losing battle	No edits made in response to this comment	Scot: happens in Morro Bay when the harbor is dredged.
260 Public Safety	general	-	Barron	What happens when private property owners start armoring or doing other things to protect their property from impacts from sea level rise without permission?	No edits made in response to this comment	Scot: City and Coastal Commission can take action. Coastal Commission often does
261 Public Safety	general	4-127	Sadowski	Where is the line drawn between protection and armoring?	No edits made in response to this comment	Scot: Implementation Action PS-12
262 Public Safety	4-81	4-113	Sadowski	Figure PS-1: Tsunami inundation	No edits made in response to this comment	No change necessary. Commentary here was not related to Plan Morro Bay edits.
263 Public Safety	4-84	4-99	Ingraffia	Figure PS-2: Is the fire hazard map accurate? If not, how does that affect decision making for this plan?	No edits made in response to this comment	The map is prepared by CALFIRE and is certified accurate by them. The City cannot edit this map. In the upcoming regional LHMP the wildfire issue can be addressed.
264 Public Safety	4-84	4-95	Ingraffia	Figure PS-4 - Fire Hazard Map: could we include some type of disclaimer about the map not being accurate	No edits made in response to this comment	No, this is a published Fire severity map. Would be inappropriate to add a disclaimer to someone's else map.
265 Public Safety	4-87	4-101	Sadowski	Figure PS-4: high liquefaction area - sewer lines are mostly from the 1950s so susceptible to liquefaction. Got some FEMA funding to replace lines in Cayucos after the 2003 earthquake. Morro Bay may have to spend more on infrastructure because of this risk.	No edits made in response to this comment	Agree. No revisions needed.
266 Public Safety	4-92	4-107	Ingraffia	Can we include costs to replace/address SLR impacts to facilities	No edits made in response to this comment	AB 691 requires sea level rise assessment on State lands. Requires tidelands trustees to submit a SLR and adaptation plan. Harbor Dept is working on this.
267 Public Safety	4-97	4-116	Sadowski	inundation at WWTP?	No edits made in response to this comment	Yes, no revisions needed
268 Public Safety	4-97	4-116	Sadowski	Doesn't feel that moving the WRF and still having a pump station at that site is mitigating the risk	No edits made in response to this comment	Noted.
269 Public Safety	4-98	4-117	Luhr	Table PS-2 include inundation heights as well in this table	Edit to table made	
270 Public Safety	4-107	4-125; 4-126	Lucas	Policies PS-3.9 and PS-3.10 - should say these apply to civic projects, not private property. Wants it to be clear that the City won't be coming to anyone's rescue to safeguard their property	Revised per discussion with CCC	
271 Public Safety	4-108	4-137	Lucas	Policy PS-4.2 - feels people might assume that this is a fallback option for everyone	No edits made in response to this comment	No change. PC discussed and did not reach consensus on this.
272 Public Safety	4-108	4-137	Sadowski	PS-4.6 - could this be expanded to address climate change impacts more broadly - add climate change in addition to sea level rise to sentence	Combined into the new policy added by CCC called Develop Information	
273 Public Safety	4-113	4-137	Lucas	Hazardous materials - does it apply to things that are transported or used in boats? Does City know/inspect what is in boats/used on boats?	No edits made in response to this comment	This is regulated by the Coast Guard.
274 Public Safety	4-114	4-137	Lucas	PS-4.7: Don't even do this now for civic buildings in the City. Please increase efforts to achieve this program	New IA added	Add an IA for this to develop policy or list of building improvements that would achieve this policy.
275 Community Well-being	general	4-139	Sadowski	Environmental Justice – intersectionability of that issue – importance of different factors and how they relate to each other	No edits made in response to this comment	Noted.

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276 Community Well-being	general	-	Sadowski	Climate change refugee migration - currently - the people of Paradise. People who live inland in urban heat zones - they move to the Coast - longer term refugees. Also homeless people go where the climate is easier to deal with - the Coast. Interesting challenge going forward. Homeless services, etc. Some of the same comments from earlier meetings re: economic diversity. Expand trailer parks, tiny homes, small lot development - or maybe just incentivize	No edits made in response to this comment	Amy note: housing element, zoning code. Scot: no specific tiny home section in zoning code but there are procedures that allow for tiny homes. No revisions identified.
277 Community Well-being	policies	3-24	Luhr	Would like to see policies that have a preference for live/work - incentivize live/work (jobs/housing balance)	Added to IA	Not currently in the Housing Element. Implementation Action LU-3: could we add live/work to that one?
278 Community Well-being	4-118	4-143	Lucas	Table CW-1: Some things that would be great to have in this table/discussion - actual goals for commute time, goals for numbers of owner-occupants or residents on a street	Replaced/edited data No edits made in response to this comment	Maybe we can replace some of this data with the data in the City's quality of life study to make it more useful for GPAC/PC. Table now labeled as EJ-1
279 Community Well-being	4-118	appendix	Lucas	Age groups - percentages - can we include?	No edits made in response to this comment	This is in Table 5.2 of the Community Baseline Assessment.
280 Community Well-being	4-120	4-145	Barron	Policy CW-2.6: How would the City actually implement? There is definitely some "black market" in-home care - how to make sure it is all good quality?	No edits made in response to this comment	Barriers to this are addressed in the new Zoning Code to allow for more mixed use.
281 Community Well-being	4-120	4-146	Luhr	Incentivize dial a ride	No edits made in response to this comment	No direction to add to document from the PC
282 Community Well-being	4-120	4-146	Sadowski	IHSS - in-home services - County program/department. Not a lot in Morro Bay according to the County	No edits made in response to this comment	Noted.
283 Community Well-being	general	entire document	Barron	Organization of the document - goals and policies in the elements and IA s in Section 5	Whole document re-organized	Reorganization has occurred to place implementation actions directly under goals and policies.
284 Implementation	general	entire document	Luhr	Doesn't understand the correlation between Goals, policies and IAs	Whole document re-organized	Goals are implemented by policies and IAs. Policies all implement a goal. IAs also all implement a goal. However, not all IA directly correspond to a policy.
285 Implementation	5-8	3-43	Luhr	Implementation Action LU-18: Under Section 3, add a subsection "D. Connection to adjacent properties shall be planned for and implemented on a system wide basis." Elevation changes are critical? Implementation Action LU-18: Under C.1. Exceptions - made several additions. Suggests they be made here or further forward in this implementation action. The additions were: d. Reduction in building square footage shall not be a consideration. And e. Removal or modification of existing structure shall not be considered as a basis for feasibility.	Added this subsection	PC decided: add this subsection. Refer to Policy LU-7.1.
286 Implementation	5-9	3-43	Luhr	Implementation Action LU-18: Under C.1.Exceptions - edit Subsection C.1.c. as follows - "For coastal-dependent development where provisions of continuous lateral access would conflict with the day-to-day operations of the use, such lateral access may be temporarily restricted during that activity. No permanent barriers - i.e. fences, gates or barricades shall be allowed. Areas may be restricted with moveable chains and signage for no more than 30 minutes prior to that activity and 30 minutes after that activity.	These additions made	PC decided: make these additions
287 Implementation	5-9	3-43	Luhr	Implementation Action LU-18: Under C.1.Exceptions - edit Subsection C.1.c. as follows - "For coastal-dependent development where provisions of continuous lateral access would conflict with the day-to-day operations of the use, such lateral access may be temporarily restricted during that activity. No permanent barriers - i.e. fences, gates or barricades shall be allowed. Areas may be restricted with moveable chains and signage for no more than 30 minutes prior to that activity and 30 minutes after that activity.	These edits made	PC decided: make these edits.
288 Implementation	throughout table	-	Luhr	Could page numbers be added with the referenced goals under each IA in Section 5 table?	Whole document re-organized. This edit no longer needed.	
289 Implementation	5-30	5-20	Staff	Scot noticed there aren't any Implementation Actions for Goal PS-5. Need to follow up on that	Added	Yes, let's add this.
290 Implementation	table organization	entire document	Lucas	Could the portion of the matrix that applies to that element go at the end of each element? Important to have the Implementation Actions next to the Goals	Whole document re-organized	Reorganization has occurred to place implementation actions directly under goals and policies.
291 Implementation	table organization	entire document	Barron	Likes it at the end - maybe we could add footnotes to make the cross-referencing more clear?	Whole document re-organized	Reorganization has occurred to place implementation actions directly under goals and policies.
292 Implementation	table organization	entire document	Ingraffia	Agrees with Barron - likes them all in the table at the end	Whole document re-organized	Reorganization has occurred to place implementation actions directly under goals and policies.
293 Implementation	table	beginning on 5-5	Sadowski	Responsibility column - wanted more info about what it means	No edits made in response to this comment	Scot: Lead department. Used during City goal-setting
294 Implementation	5-5	5-5	Luhr	LU-3: could we add live/work to that one?	Added	Fine to add
295 Implementation	5-5	5-5	Ingraffia	LU-8: interim uses - see earlier discussion when we talked about the policy	Revise per CCC review Deleted LU-12, LU-13 and Policy LU-6.11	
296 Implementation	5-6	5-6	Barron	Make sure we address the STVR Implementation Actions are changed/deleted as necessary	No edits made in response to this comment	Discussed - Scot explained different ways this could be applied - public parking v. private parking. There was not agreement to do this so not adding to plan
297 Implementation	-	-	Barron	Could the City increase the required amount of accessible parking?		

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298 Implementation	5-12	5-7	Sadowski	LU-35: where is this located?	No edits made in response to this comment Added language to consider options to prevent peds from crossing highway.	Chevron property
299 Implementation	5-12	5-7	Luhr	Would like to see vertical access in the area addressed by LU-35 and not have people cross Hwy 1 on foot.		
300 Implementation	5-13	5-7	Luhr	Sadowski - isn't that the CSD's outfall?		
301 Implementation		5-8	Luhr	CD-12 : Concerned this will be used to allow closure of lateral access. Change to similar language that he provided on the LU IA CD12 - Change this to be only during active unloading for 30 minutes before or after	Edited IA LU-18 Edited No edits made in response to this comment	PC agreed - use language he provided for Implementation Action LU-18. Now found in Policy LU-7.1.
302 Implementation	5-13	5-8	Barron	CD-9: Limit heights of vegetation on vegetated roofs	No edits made in response to this comment No edits made in response to this comment	Yes, in zoning
303 Implementation	5-14	5-9	Lucas	CD-16 - doesn't like brick		Noted.
304 Implementation	5-14	5-9	Lucas	CD-17 - add energy production and storage	Added	PC agreed
305 Implementation	5-14	5-9	Ingraffia	CD-17 - say resilient and sustainable	Added	Yes we should add this.
306 Implementation	5-14	5-9	Barron	CD-17 - could say that City will meet Tier 2 of the Green Building Code - includes pre-plumbed for solar hot water, solar ready, etc.	Added No edits made in response to this comment	Yes we should add this.
307 Implementation	5-14	5-9	Lucas	CD-17: likes term resilient more than sustainable	No edits made in response to this comment	Noted.
308 Implementation	5-14	5-9	Luhr	CD-17: what if the tier system doesn't exist in 5-10 years?	No edits made in response to this comment	Noted.
309 Implementation	5-14	5-9	Lucas	ED-1: Is this promoting shopping center development?	No edits made in response to this comment	Amy: This is to implement the goals and policies and other economic development planning the City has done - so if the policy says the vision is this type of project for econ dev't then this would go that direction; Scot - also GP needs to be internally consistent
310 Implementation	5-15	5-9 and 5-10	Lucas	ED-9 and ED-13: add Cuesta	Added No edits made in response to this comment	Yes we should add this. Not officially "blighted" in the sense of how Redevelopment agencies would identify blight. More encourage. Code enforcement is already in place as well.
311 Implementation	5-15	5-9	Lucas	ED-10: does this involve identifying "blighted" properties. Is this encouraging or requiring?	No edits made in response to this comment	
312 Implementation	5-17	5-11	Lucas	CIR-18: need to know what the projected capacity to park people in order to implement this one	No edits made in response to this comment	City has been conducting parking analysis
313 Implementation	Circulation	3-106	Barron	Many of the Circulation policies and IA s seem like they need a regional approach. Should say so in the Circulation Element or Circulation IA s	Policy added No edits made in response to this comment	Let's add a policy item that speaks to inter-agency cooperation. We work with SLOCOG on the Regional Transportation Plan (RTP). Policy would be "Continue to work with...". Refer to Policy CIR-1.13
314 Implementation	5-15	5-10	Sadowski	ED-14: ties in with so many elements of PMB	No edits made in response to this comment	Noted.
315 Implementation	5-16	5-10	Luhr	CIR -2: should we add EV charging and ?? Tech - add	No edits made in response to this comment	This is addressed in the new Zoning code which is 1 for every 10 spaces.
316 Implementation	Circulation	3-118 and 5-11	Luhr	Add a paid parking IA?	Revised per discussion with CCC	Refer to Implementation Action CIR-19 (referring to Policy CIR-4.2). Add a sentence that the updates are for consistency with changes to PMB. Refer to Implementation Action CIR-8.
317 Implementation	5-16	5-10	Sadowski	CIR-8: asked to have it explained	Added a sentence No edits made in response to this comment	
318 Implementation	Noise	-	Lucas	Not sure if this was on a particular IA - wants to make sure the assumption is that there will be more noise downtown and that is to be expected		Noted.
319 Implementation	5-20	3-140	Lucas	NOI-13: scared that this means walls might go up along Highway 1	IA edited No edits made in response to this comment	Noted. Edit this IA to note sound walls not allow to block views in areas identified as scenic interest.
320 Implementation	5-20	5-13	Sadowski	C-1: ESHA buffers. If buffers are 50 feet then perhaps the development outside the buffer has to marry up with what they are trying to conserve - restoration not just conservation. Take it a step further.	Revised per discussion with CCC	Reduced buffer allowances already require restoration. No edits necessary.
321 Implementation	5-20	-	Lucas	C-1: Buffers should be scaled for lot size - e.g. the existing WWTP parcel is so much bigger than most lots - seems like there should be a different approach		Coastal edited all of these policies.

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Location	Page In Public Draft of PMB	Page in Hearing Draft of PMB	Commenter	Comment	Edits Made?	Staff Comments/Response
322 Implementation	Conservation	Conservation element: 4-5	Ingraffia	The word undevelopable is ambiguous	Revised per discussion with CCC No edits made in response to this comment	Agree with Baker's comment. Coastal edited this section.
323 Implementation	5-22	5-15	Lucas	C-5 and C-9: developer should have to do the GIS work and provide to City	No edits made in response to this comment	It would be the City's responsibility to put this into GIS in order to ensure integrity of the data.
324 Implementation	5-22	5-14	Sadowski	C-4: buffer reduction - is that a staff level decisions? Watching the runoff come down Beach after the first rain and hit the Embarcadero - huge torrent. Really need to look at tree cutouts, drainage control to control this. Lucas - there are several examples of this in town	No edits made in response to this comment	No. ESHA policies require a CUP which means it would be a PC-level approval.
325 Implementation	Conservation	-	Luhr	C-17: wording is a bit strange as it includes corporate level strategies and individual property owner strategies	No edits made in response to this comment	Noted.
326 Implementation	5-24	5-16	Lucas	C-26: City should be a leader in ZeroWaste	No edits made in response to this comment	Noted. Also, OneWater Plan recently adopted by City Council.
327 Implementation	5-25	5-17	Lucas	Careful - there are some things currently that prevent projects from achieving ZERO waste - e.g. painted items	No edits made in response to this comment	Noted.
328 Implementation	5-25	5-17	Luhr	Used to have local recycling centers	No edits made in response to this comment	Noted.
329 Implementation	Conservation	-	Sadowski	apartments with insufficient recycling receptacles. Lucas - IA C-27	No edits made in response to this comment	Noted.
330 Implementation	Conservation	5-17	Barron			Amy: important to review the pros and cons of the state program (the Mills Act) when developing the local program and there are some incentives in the state program. Additional Baker feedback: The Mills Act is the single most important economic incentive program in California for the restoration and preservation of qualified historic buildings by private property owners. The Mills Act Program is administered and implemented by local governments. Mills Act contracts are between the property owner and the local government granting the tax abatement.
331 Implementation	5-26	5-16	Ingraffia	C-35: what incentivizes property owners to participate?	No edits made in response to this comment	
332 Implementation	Conservation	-	Lucas	Historic can be pretty recent	No edits made in response to this comment	Noted.
333 Implementation	Conservation	-	Barron	Stacks should be designated historic	No edits made in response to this comment	PC did not agree to designate the stacks
334 Implementation	?	-	Ingraffia	Could a volunteer committee work on the master plan for Dynegy or WWTP site to offset costs?	Policy added under Goal C-9	No. The Master Plan will be done by the Developer, and triggered when a development comes forward.
335 Implementation	5-26	4-62 Open Space element: starts on 4-65	Lucas	OS-6: could there be some area of large reforestation - part of a parks MP. Luhr: maybe bank in State Parks.	No edits made in response to this comment	Refer to Policy C-9.13.
336 Implementation	Open Space	5-18	Sadowski	Lots of references to recreation in the OS IA s. What about adding a parks and rec and access element?		The Open Space Element addresses this.
337 Implementation	Open Space	5-18	Lucas	OS-10: isn't this armoring?	Revise per CCC review No edits made in response to this comment	Will look into this. Coastal edited this.
338 Implementation	Public Safety	5-18	Lucas	PS-2: set a date to fix un-reinforced masonry structures?	No edits made in response to this comment	Will look into this. No edits made.
339 Implementation	Public Safety	-	Luhr	72 hour back up battery for cell towers - can that be required?	No edits made in response to this comment	No, City Attorney has advised us not require this.
340 Implementation	Public Safety	-	Barron	Is there a conflict between FEMA and CCC?	No edits made in response to this comment	No.

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341 Implementation	Comm. Well-being	-	Sadowski	Doesn't think this meets the state's standards for EJ. He'd like to submit some additional written comments on this issue	No edits made in response to this comment	Noted.